

# Wilson Partners

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

17 AMBROSIA WAY, BEVERIDGE

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$ 505,000 & \$ 540,000

#### Median sale price

Median price

\$339,000

Property type

RESIDENTIAL

Suburb

BEVERIDGE

Period - From

30/04/2019

to

06/05/2020

Source

LANDATA

#### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 21 PALLADIUM CIRCLE, BEVERIDGE	\$ 515,000	29/10/2019
2 29 SACTUARY CIRCUIT, BEVERIDGE	\$ 547,000	01/07/2019
3 51 FAIRHAVEN AVENUE, BEVERIDGE	\$ 515,000	30/04/2019

This Statement of Information was prepared on: 06.05.2020